

PLANNING & DEVELOPMENT SERVICES DEPARTMENT REPORT  
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**DATE:** April 12, 2001

**FROM:** P&DSD/Current Planning Services Division

**SUBJECT:** Public Hearing for Planning Application PA00-0073 for Use Permit

**PROPOSAL:** Use Permit request for an antennae array master plan to allow the addition to an existing 80' tall water tank of 13 omnidirectional "whip" antennae (which would project above up to 92' off the ground); 13 panel antennae at three levels (centered at 37', 59', and 77' off the ground); 3-4' diameter dish antennae, none to project above the rim of the tank; 2 "beam array" antennae centered at 59' off the ground; 7 global positioning system antennae (which would project above the tank top up to 85' off the ground); and 7 equipment cabinets on the ground immediately adjoining the tank.

**LOCATION:** In the Yorba Linda area at 3974 Valley View, Third Supervisorial District.

**APPLICANT:** Mountain Union Telecom Wireless, Applicant  
Metropolitan Water District of Southern California, Owner  
Moss & Associates, Agent

**SYNOPSIS:** Current Planning Division recommends Zoning Administrator approval subject to findings and conditions.

**STAFF PLANNER/CONTACT:** Jim Swanek, Project Manager  
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**BACKGROUND:**

The proposed project is classified as a principal use and is permitted subject to approval of a Site Development Permit within the A1 "General Agriculture" District zoning. However, since the proposed antennae monopole exceeds the District height limit (45' for communications antennae), a Use Permit heard by the Zoning Administrator is required per Section 7-9-129.2 of the County Zoning Code. The applicant has taken a master lease over this facility for communications installations, and is thus also seeking approval of a master plan for structure antennae arrays.

**SITE ZONING AND SURROUNDING LAND USE:**

The site is located within the Metropolitan Water District potable water Diemer Filtration Plant that includes more than 100 acres. One of two large tanks on the site is involved with this application; the

other has no antennae proposed. To the northwest is property owned by the United States of America, within the City of Yorba Linda but dedicated to flood protection behind the Carbon Canyon dam. To the northeast is property within the unincorporated area owned by the State of California and dedicated to recreational use as part of the Chino Hills State Park. To the southwest, south and southeast, oil fields were once the predominant surrounding use; but these areas have been largely annexed to the City of Yorba Linda, master-planned, and are gradually been developed with single family detached products.

### **CEQA COMPLIANCE:**

The proposed project was found to be Categorically Exempt from the provisions of CEQA as the installation of small new equipment in existing structures, or "Class 3". Prior to project approval, the decision-maker must make a finding to this effect (recommended in Attachment A) for the proposed project.

### **PUBLIC NOTICES, DISTRIBUTION FOR REVIEW, AND COMMENTS RECEIVED:**

A Notice of Hearing was mailed to all owners of record within 300 feet of the subject site. Additionally, a notice was posted at the site, at the 300 N. Flower Building and as required by established public hearing posting procedures. A copy of the planning application and a copy of the proposed site plan were previously distributed for review and comment to the City of Yorba Linda, the Orange County Fire Authority, Sheriff's Communications, and County of Orange Traffic Engineering. Technical comments received have been incorporated into this staff report's discussion. No comments arising from posting or mailing of the public notice have been received to date.

The City of Yorba Linda both corresponded on the project and met with the applicant. They remain opposed to those "satellite dishes on the west or south side of the tank" (two) and "whip antennas (not) away from Yorba Linda sight lines". County staff are of the opinion that the omnidirectional antennae, although projecting up to 12' above the edge of the tank, are mounted on those sides of the tank opposite city "sight lines" and would be minimally visible over the tank's intervening mass. The applicant seeks approval of the two 4' diameter satellite dishes opposed by the City.

### **REVIEW AND ANALYSIS:**

The proposal is for approval of an antennae array master plan to allow the addition to an existing 80' tall water tank of 13 omnidirectional "whip" antennae (which would project above up to 92' off the ground); 13 panel antennae at three levels (centered at 37', 59', and 77' off the ground); 3-4' diameter dish antennae, none to project above the rim of the tank; 2 "beam array" antennae centered at 59' off the ground; 7 global positioning system antennae (which would project above the tank top up to 85' off the ground); and 7 equipment cabinets on the ground immediately adjoining the tank.

The water tank involved has been the subject of three other planning approvals in the past (1999 and 2000): PA990107; PA990188; and PA000040. These installed a total of 4 whip antennae and 1 gps antenna projecting above the tank top; 1 satellite dish some 10' off the ground on an adjoining equipment shelter; and 24 panel antennae centered at 38' & 59' off the ground on all sides of the tank. The applicant is taking over as "master leasee" for all future similar installations on this tank, including the existing

antennae, which would provide a maximum total of 11 service carriers, and intends no future expansion of those tank-mounted facilities that are most visible and cause concern to the City with regard to aesthetics as new single family planned community development approaches the edge of the MWD property. At its closest, single family homes in the future will still be several hundred feet away from the tank, primarily to the southwest. Staff believes that the opportunity to control future activities through having a single master leasee outweighs the City's objections to the two 4' diameter satellite dishes visible to future residents on the side of the tank. Both will be flush-mounted and painted the same color as the tank itself to minimize exposure. All other elements of the proposal mounted on the tank sides will also be painted to match the tank surface, with the whip antennae projecting above then painted sky blue-gray.

Staff is recommending approval, in the context of a needed public service facility being provided that must be placed at heights above grade in this vicinity coincident with the existing water tank surface. No other new man-made structure of this height above grade would be less obtrusive than attachments to the existing tank.

### **RECOMMENDATION**

Current Planning Services Division recommends the Zoning Administrator:

- a. Receive staff presentation and public testimony as appropriate; and,
- b. Approve Application PA 00-0073 subject to the attached Findings and Conditions of Approval.

Respectfully submitted,

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Chad Brown, Chief  
CPSD/Site Planning Section

### **APPEAL PROCEDURE**

Any interested person may appeal the decision of the Zoning Administrator on this permit to the Orange County Planning Commission within 15 calendar days of the decision, upon submittal of required documents and a fee of \$760.00, filed at the Development Processing Center, 300 N. Flower, Santa Ana.

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval

Exhibits: (Zoning Administrator package only)

1. Applicant's Letter of Explanation
2. Site Plans